

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 1, 2004

ITEM NO. 7

| | | | |
|------------------------------|---|---------------------------|--|
| CASE NUMBER/ PROJECT NAME | 1-ZN-2004 PBD Addendum Residences on Main Street & Main Street Mews | | |
| LOCATION | SWC of Main St. & 69 th St. (6833 and 6875 East Main Street) | | |
| REQUEST | Request Development Review Board recommendations for Amended Development Standards under Planned Block Review | | |
| OWNER | MSR Properties c/o Westroc Hotels & Resorts 480-367-6222 | ENGINEER | Wood Patel & Associates 480-834-3300 |
| ARCHITECT/ DESIGNER | H&S International 480-585-6898 | APPLICANT/ COORDINATOR | Irene C. Clary Parklawn Homes LLC 480-473-3700 |
| BACKGROUND | <p>Zoning: Currently the site is zoned Highway Commercial District, Downtown Overlay (C-3, DO). On April 14, 2004, the applicant will go before the Planning Commission requesting a rezoning of the property to Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development, Downtown Overlay (D-RH-2, PBD, DO).</p> <p>Context: The existing Valley Ho Hotel is located on the north and south side of Main Street between 69th Place and 68th Street. This project includes only the site south of Main Street. On this site, the existing Valley Ho Hotel building will be demolished to construct the proposed condominium building and townhouse buildings. North of the site is the Valley Ho Hotel that will be completely renovated. West of the project, beyond 68th Street, is a single-family residential district (R1-7) consisting of single story homes. There are existing multi-family residential two story complexes south of the project zoned Downtown District, Residential/Hotel Subdistrict Type 2, Downtown Overlay (D-RH-2, DO) and Multi-Family Residential District, Downtown Overlay (R-5, DO). Small lot commercial one and two story commercial properties zoned Central Business District, Downtown Overlay (C-2, DO) are found west of the site.</p> | | |
| APPLICANT'S PROPOSAL | <p>Applicant's Request. The development standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects. The</p> | | |

ordinance requires that amendments to development standards receive a review and recommendation from the Development Review Board. The City Council will review comments/recommendations from the Development Review Board and Planning Commission as part of their decision to approve any amended development standards as part of the overall zoning request. The applicant's PBD Addendum Justification Narrative (Attachment 4) describes in detail the standards that the applicant is seeking to amend.

The applicant wishes to modify standards for:

- Building size maximum,
- Spacing between buildings,
- Large walls – vertical,
- Large walls - horizontal,
- Building envelope,
- Encroachments beyond inclined stepback plane,
- Building lines, and
- Allowable uses.

The applicant has given the structures letter designations, and the key map is shown in Attachment #5.

Development Information:

- Existing Use: Valley Ho Hotel on the south parcel (going to be demolished)
- Parcel Size: 4.93 acres (gross)
- Total Square Footage: 321,000 sq. ft. (proposed)
- Number of Units: 100 Condos units and 62 Townhomes (proposed)
- Parking Required/Provided: 253 required and 284 provided
- North parcel Valley Ho: 175 additional parking spaces to be located on this project

DISCUSSION

BUILDING SIZE MAXIMUM

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 3. Building Size Max, c. Above 38 ft elevation, 200 ft maximum length.

Requested Modification:

This standard is designed to assure that Downtown buildings do not appear to be too long, especially walls above 38 ft. in height. The applicant is requesting amended standards on the south elevation of Building G (main condominium building) along the alley. The request is to allow a maximum length of 225 ft. for one portion of the building above 38 ft. in height. The place where the amendment is being sought faces the alley on the south side of the site; the existing buildings along the alley will block most of the view of that side of the

structure.

SPACING BETWEEN BUILDINGS

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 4. Spacing Between Buildings; 10% of two longest sides.

Requested Modification:

The standard was created to break up building masses by providing open space areas between buildings. The applicant proposes to create an urban environment by constructing six 3-story (36 ft. high) buildings on the east side of the site. The ordinance requires that the spacing between each building shall not be less than 10% of the two longest sides of the building. The request is to reduce the distances between the buildings by an average of 12 ft. to 14 ft. less than what is required by the ordinance, depending on the buildings. A majority of the building separations are primarily the driveways providing access to the garages for the townhomes. The applicant's goal is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

LARGE WALLS- VERTICAL

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements; 5a. Large Walls-Vertical; Additional Setback required of 2 ft for every foot above 38 ft.

Requested Modification:

Large wall dimensions are limited in the Zoning Ordinance to avoid the use of high, flat, vertical walls. This standard requires that upper levels of buildings be stepped back, away from the roadway, 2 ft. for every foot above 38 ft. The applicant is seeking to amend this standard on a small portion of the wall on the west elevation of Building G (main condominium building). This wall is approximately 22% of the length of the total wall length, is approximately 48 ft tall and is set back 15 ft from the setback line. The standard would require that the wall be set back an additional 5 ft. Also, the south wall of Building G, less than 1/3 of the wall length would be affected by this standard.

LARGE WALLS-HORIZONTAL

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 5b. Large Walls-Horizontal, 200 ft with offsets of 20 ft.

Requested Modification:

This standard requires building breaks, which can consist of recesses or offsets measuring at least 20 ft. in depth on walls longer than 200 ft. The applicant is requesting a 5 ft. offset, instead of the 20 ft. offset, on Building A, B, and C elevations (townhome buildings). On Building F (townhome building), the request is for 0 ft. offset along the southern elevation adjacent to the alley. On Building G, the applicant is requesting a 15 ft. offset on the west elevation and a 10 ft. offset on the south elevation. The townhome buildings follow the intent of

the standard, by varying the building lines along the street frontage with 5 ft and 10 ft setbacks. A majority of the offset reductions occur on the interior facades of the site or along the alley, except for the east elevation of Building C and west elevation of Building G (main condominium building).

BUILDING ENVELOPE

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 6. Building Envelope: Starting at a height of 26 ft above the building setback, 1:1 up to a height of 38', 2:1 thereafter; also incl., Sect 5.3061, C), starting at a height of 10 ft above the building setback, 1:1 inclined stepback plane within 300 ft of R1 district.

Requested Modification:

This standard is designed to assure that taller Downtown buildings do not dominate the streetscape, instead step back from the street and help the transition from the smaller surrounding buildings. The standard requires the building to have a 1:1 slope starting at a height of 26 ft. above the building setback to 38 ft., then a 2:1 slope thereafter. The request is to modify the required inclined stepback to start at 28 ft. above the building setback line with a 2:1 slope (See Attachment #6 for details) for the west elevation of Building G (main condominium building). Building G, although adjacent to a single family district (R1-7) is separated by the four laned and medianed 68th Street providing more than 100 ft of separation between the homes to the west and the condominiums. Along with the separation, the stepback/inclined plane in conjunction with the proposed design, terraces away from the street help reduce the apparent scale of the structure.

ENCROACHMENTS BEYOND INCLINED STEPBACK PLANE

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 7. A max. vertical encroachment of 15 ft. is permitted on a max. 25% on the length of an elevation.

Requested Modification:

The standard was created to help reduce the apparent size and bulk of the building façade along the street. The standard allows a maximum vertical encroachment of 15 ft. for 25% of the length of the building. The request is to allow 100% of the building parapet wall, which is 5 ft. tall, to be within the incline setback plane for the east elevation of Building C (townhome building). The drive behind Building C would be greatly reduced if the standard were met.

BUILDING LINES

Ordinance Requirement:

SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 8. Building Lines, Min. of 25% of area of front face below 26 ft shall be at front bldg setback. At first level, min. 25% of width of projected elevation must be at least 10 ft. behind front bldg setback.

Requested Modification:

It is required that a certain percentage of each building-face be located at the front setback. The purpose of this standard is to pull portions of buildings close to the street, and then to mandate that a portion be set back to avoid a tunnel effect. The applicant has requested to modify the percentage of building that must be at the setback line and at least 10 ft behind the setback line on the east elevation of Building C along 69th Place (townhome building) and the west elevation of Building G along 68th Street (main condominium building). The area mostly affected by this standard is on Building C (townhome building) where 24% of the building length is “on” the building setback line, 10% is more than 10 ft. behind the setback line and 66% is 5 ft. behind the setback line. This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G (main condominium building). The facades of Building C (townhome building) have building offsets to add more detail and interest to the street fronts. The building also have front door steps for each unit that are counted as part of the building and further reduce the setback, otherwise 24% would not be on the setback line.

ALLOWABLE USES

Ordinance Requirement:

SCHEDULE A, LAND USE REGULATION FOR SUBDIVISION OF THE DOWNTOWN DISTRICT, Use Classifications, Residential/Hotel Subdistrict, Accessory parking, separate.

Requested Modification:

The land use list was developed to limit certain types of uses to certain areas of the downtown to help separate uses and create districts. The request is to modify the Land Use Regulation to allow an accessory parking lot for the adjacent hotel.

In addition to the underground parking being provided for the Condominium building residents, parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. The previous plan was to have surface parking or a two floor above grade parking structure.

STAFF CONTACT(S)

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ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Zoning Map
4. PBD Addendum Justification Narrative
5. PBD Addendum Site Plan/Design Modification Requested
6. PBD Addendum 3-D Massing Model (Stepback Intrusion)
7. PBD Addendum Condominium Bldg Inclined Stepbacks



Residences on Main Street

1-ZN-2004

ATTACHMENT #2



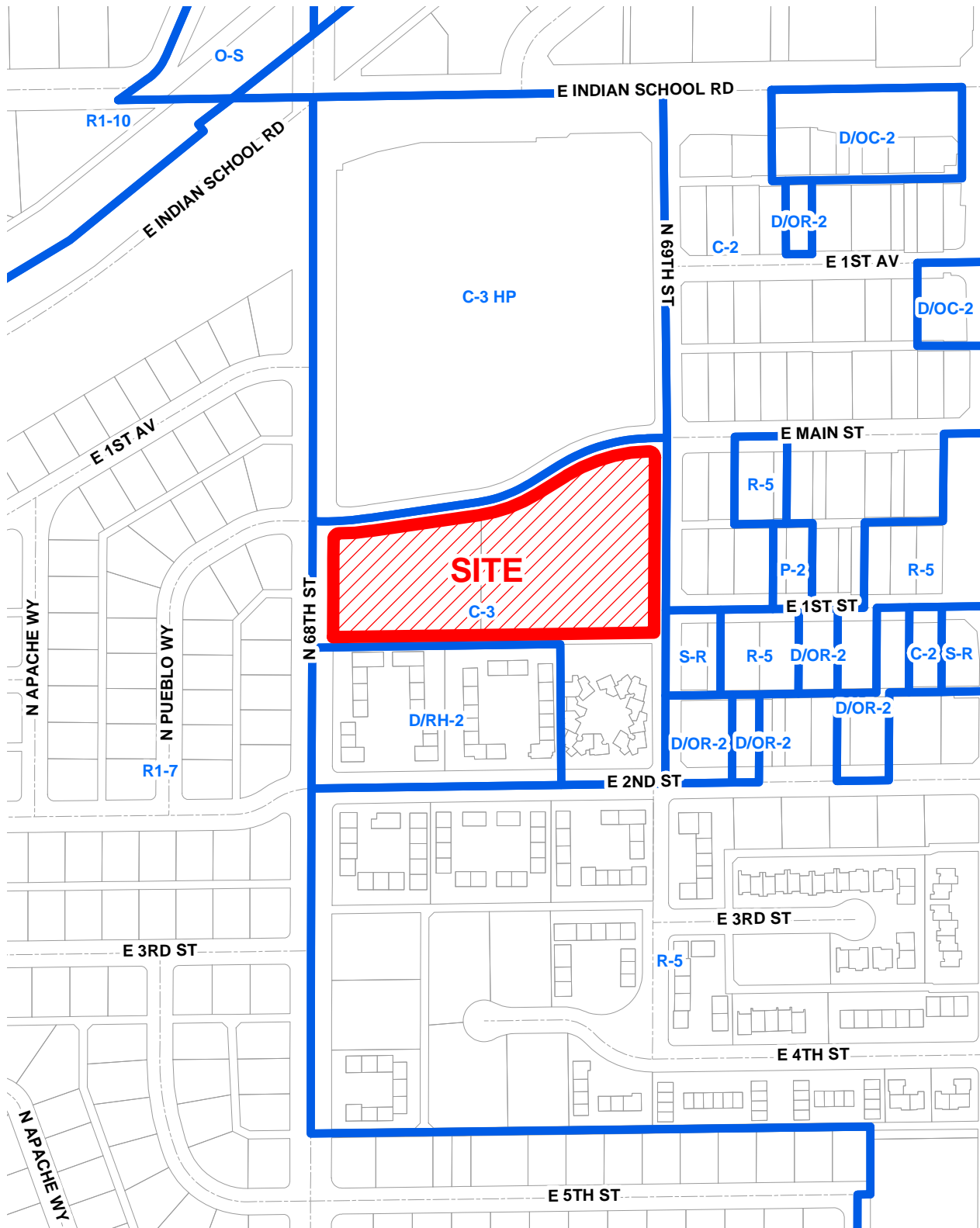
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16-44

G.I.S. ORTHOPHOTO 2002

Residences on Main Street

1-ZN-2004

ATTACHMENT #2A



1-ZN-2004

ATTACHMENT #4



PBD ADDENDUM
PROPOSED MODIFICATIONS TO THE PBD SITE DEVELOPMENT STANDARDS
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FLOOR AREA RATIO CALCULATIONS

SITE AREA: 187,682 S.F. OR 4.3 ACS

F.A.R., TYPE 2 AREA:

| | | |
|---------------------------------------|-----|---------------------|
| BASIC F.A.R. | 0.8 | 150,145 S.F. |
| UNDERGROUND PARKING | 0.3 | 56,304 S.F. |
| P.B.D. | 0.1 | 18,768 S.F. |
| RESIDENTIAL/HOTEL | 0.4 | <u>75,072 S.F.</u> |
| TOTAL | 1.6 | 300,289 S.F. |
| R.O.W. DEDICATION CREDIT | | 25,376 S.F. |
| TOTAL ALLOWABLE BUILDING AREA: | | 325,665 S.F. |
| TOTAL BLDG AREAS PROPOSED: | | 321,000 S.F. |

PROPOSED MODIFICATIONS TO THE SITE DEVELOPMENT STANDARDS

A. MAXIMUM BUILDING LENGTH ABOVE 38 FT.

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 3. Building Size Max, c. Above 38 ft elevation, 200 ft maximum length

REQUEST A MODIFICATION TO THE MAXIMUM BUILDING LENGTH FOR PORTIONS ABOVE 38 FT.

The request is to amend this requirement to allow a maximum length of 225 ft for portions of the building above 38 ft. for the Condominium Building (Building G).

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is the fourth and fifth floors of the south façade of the condominium building fronting on the alley. The ordinance requires walls longer than 200 ft to be offset by no less than 20 ft. The proposed design has several 10 ft. wall offset at the fourth and fifth floors. Although not literally following the standard, the intent of the standard to “break-up” the wall surface into smaller pieces has been met.

B. MINIMUM DISTANCE BETWEEN BUILDINGS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 4. Spacing Between Buildings; 10% of two longest sides

REQUEST A MODIFICATION TO THE MINIMUM SEPARATION BETWEEN BUILDINGS.

The request is to amend this requirement to a minimum of 15 ft. for separation between the buildings.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area affected by this standard are primarily the driveways providing access to the garages for the townhomes (Buildings A, B, C, D and F). Most of the provided building separations are within a few feet of the required. The reason to modify this standard is to maximize the open space/landscape and amenity areas for the residents and to minimize the hard surfaces of the property; especially the driveway surfaces.

The distance between the Townhomes and Condominium buildings is as required by the standard.

C. ADDITIONAL SETBACK FOR WALLS MORE THAN 38 FT TALL

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements; 5a. Large Walls-Vertical; Additional Setback required of 2 ft for every foot above 38 ft

REQUEST A MODIFICATION TO WAIVE THE REQUIREMENT FOR ADDITIONAL SETBACK

The request is to waive the requirement to increase the setback of tall walls.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The area affected by this standard is a small portion of the western wall of the Condominium building (Building G). This wall is approximately 22% of the length of the total wall length, is approximately a 48 ft tall wall and is set back 15 ft from the setback line. The fifth floor wall although it is setback from this wall (total height of approx. 65 ft) would also be affected by this standard. The standard would require that these walls be set back an additional 5 ft. Also, the south wall of Building G which is approx. 65 ft tall, would be affected by this standard. Less than 1/3 of the wall length is this tall. The majority is "fronted" by lower terraced walls. This standard would require that the wall be set at least another 20 ft. negatively impacting the proposed design.

D. MAXIMUM WALL LENGTHS

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 5b. Large Walls-Horizontal, 200 ft with offsets of 20 ft.

REQUEST A MODIFICATION TO THE MAXIMUM WALL LENGTHS WITHOUT A "BREAK"

- BUILDING A, B, AND C ELEVATION, REQUIRES 20 FT OFFSET; REQUESTING 5 FT.
- BUILDING F ELEVATION REQUIRES 20 FT OFFSET, REQUESTING 0 FT.
- BUILDING G, WEST ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 15 FT.

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- BUILDING G, SOUTH ELEVATION REQUIRES 20 FT. OFFSET, REQUESTING 10 FT.

The request is to modify the standard as described above.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

The areas primarily affected by this request are the townhomes. The proposed townhome buildings vary in length from 217 ft (Bldg F) to 325 ft (bldg C). None of the buildings have a single 20 ft offset. All of the individual buildings have multiple offsets of 5 ft and 10 ft along their length. Building A has additive offsets totaling 20 ft. Building B (an interior building), and Building C have additive offset of 15 ft. Building F, which backs into the alley has no offset on the alley side.

In addition, the Condominium building (Building G) has a 15 ft setback along 68th street and is included in this request. Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided. If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would need to be increased, reducing the amount of landscape and amenity area for the residents.

E. BUILDING ENVELOPE

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 6. Building Envelope: Starting at a height of 26 ft above the building setback, 1:1 up to a height of 38', 2:1 thereafter; also incl., Sect 5.3061, C), starting at a height of 10 ft above the building setback, 1:1 inclined stepback plane within 300 ft of R1 district

REQUEST A MODIFICATION TO THE BUILDING ENVELOPE INCLINED PLANE

The request is to modify the required inclined stepback to start at 28 ft above the building setback line and slope at 2:1

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

A stepback plane is required to start at a height of 10 ft above the setback line on the west side of the Condominium building, Building G. See attached 3D Illustrations for impacted areas of the building.

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The intent of this standard is to transition from taller buildings to lower scale single family residences. The condominium building, although adjacent to a single family district (R1-7) is separated by the four laned and medianed 68th street providing more than 100 ft of separation between the homes to the west and the condominiums. If the two uses shared a property line this standard would be important to transition the scales and to minimize negative impacts on the single family residents. But with the 100 ft of separation by the busy 68th street separation, much of the impact has been mitigated. The stepback/inclined plane in conjunction with the proposed design, terraces away from the street to help reduce the apparent scale of the structure as intended by the standard.

F. VERTICAL ENCROACHMENT

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 7. Encroachment of 15' max. is permitted for 25% of Vertical Encroachment length of Elevation

REQUEST A MODIFICATION TO THE MAXIMUM ALLOWABLE INCLINED STEPBACK ENCROACHMENT

The request is to modify the encroachment requirement to allow 100% of the building parapet length to encroach.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

This request is primarily for the Townhome, Building C. Less than 25% of the building encroaches the inclined plane, but because most of the length of the building is less than 10 ft. behind the setback line, the majority of the length of the building is considered to be on the same plane, and therefore is considered to encroach the inclined plane. However, the intent of the standard is met, that the majority of a building is contained within the inclined plane.

G. BUILDING LINES

1. SCHEDULE B, SITE DEVELOPMENT STANDARDS, III. Building Design Requirements, 8. Building Lines Min. of 25% of area of front face below 26 ft shall be at front bldg setback line at first level 25% width of projected elevation must be at least 10 ft behind front bldg setback

REQUEST TO MODIFY THE SETBACK REQUIREMENT

The request is to modify the percentage of building that must be at the stepback line and at least 10 ft behind the setback line.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

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The area mostly affected by this standard is the Townhome Building C. 24% of the building length is "on" the building setback line, 10% is more than 10 ft behind the setback line and 66% is 5 ft behind the setback line.

Although not literally following the standard, the Townhomes follow the intent, by varying the building line along the street frontage with 5 ft and 10 ft setbacks. The facades of the Townhomes also have other "steps" to add more detail and interest to the street fronts. If the requirement were to be met, the driveways between the Townhome buildings would be increased, reducing the amount of landscape and amenity area for the residents.

This request also is to reduce the requirement of 25% of a wall surface to be behind the setback line to 22% for the western wall of Building G. The proposed site plan shows approximately 22% of the wall length to be behind the setback line at ground level. Additional setbacks are provided on the second and third floors which increases the perceived setback to 40% of the wall surface. Also, Building G does not extend from Setback line to Setback line along the western edge. An additional 15 ft of setback from the alley is provided (south property line). If this length plus the length of the provided setback are added together, the total "indent" exceeds the standard. See A above for further discussion.

H. ALLOWABLE USES

1. SCHEDULE A, LAND USE REGULATION FOR SUBDIVISION OF THE DOWNTOWN DISTRICT, Use Classifications, Residential/Hotel Subdistrict, Accessory parking, separate

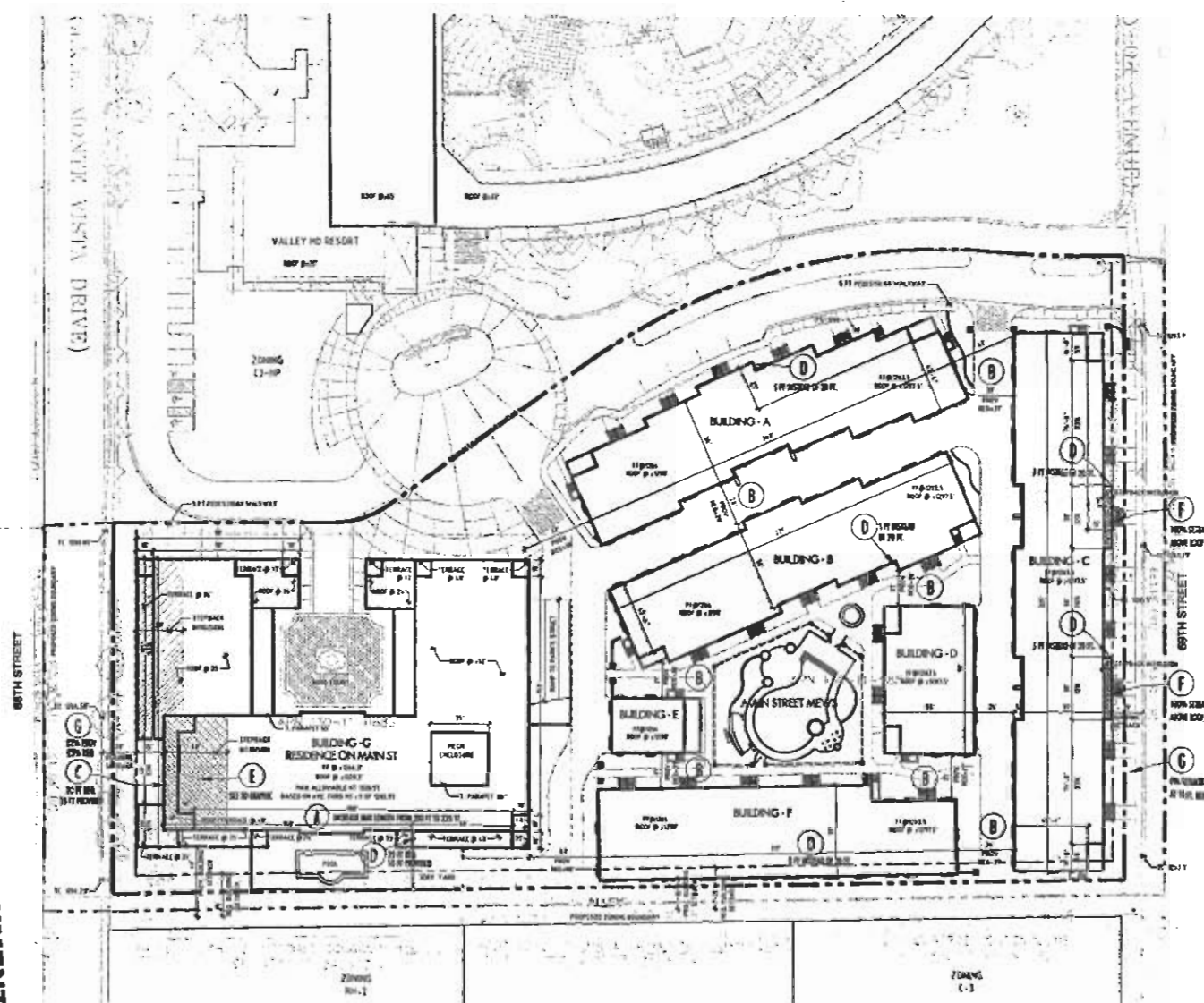
REQUEST TO ALLOW ACCESSORY PARKING

The request is to modify the Land Use Regulation to allow Parking for adjacent property.

REASON FOR MODIFICATION AND METHODS TO MITIGATE EFFECTS

In addition to the underground parking being provided for the Condominium building residents, 175 parking spaces are being provided for the adjacent Valley Ho Resort. As part of the purchase agreement for the Condominium parcel, the applicant is required to provide the resort a minimum of 175 parking spaces. All of these spaces are located on the first below grade level of the garage. Although available for self parking by hotel guests, it anticipated that most of the parking will be valet.

Negative impacts on the surrounding properties should be minimal because all of the access is internal between the properties (Valley Ho and the Residence on Main) and because it will be underground the parking will be screened from adjacent properties. Previous site plan studies proposed surface parking or a 2 level above grade parking structure.0343



DESIGN MODIFICATIONS REQUESTED

[illegible]

- | | | |
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| A | MANHATTAN LAMINATE WITH 16 STAIN 2000 LAMINATE | MANHATTAN LAMINATE WITH 16 STAIN 2000 LAMINATE |
| B | 1. MOUNTING MEDIUM: 10% of the weight of the MOUNTING MEDIUM TO BE USED | 1. MOUNTING MEDIUM: 10% of the weight of the MOUNTING MEDIUM TO BE USED |
| C | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE |
| D | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE |
| E | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE |
| F | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE | 1. Large Vials: 100 ml BUILDING IS VERY EASY TO GET THE ADDITIONAL LAMINATE |

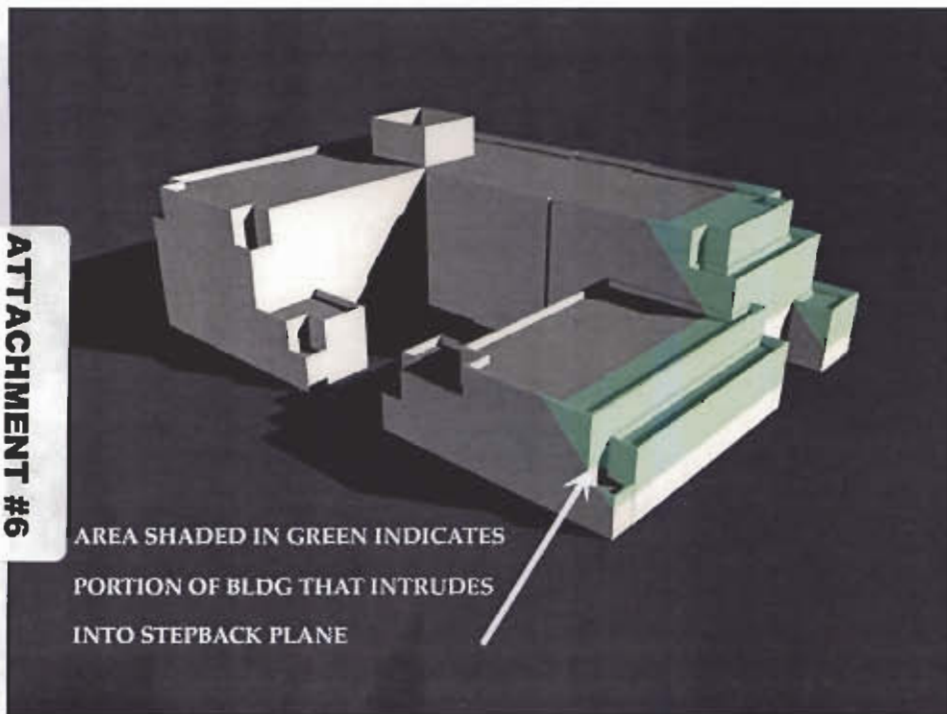
PROJECT INFORMATION

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345 International Dr.
 Bay St. Northside
 Mobile, AL 36601
 205-944-1111
 205-944-1112
 205-944-1113

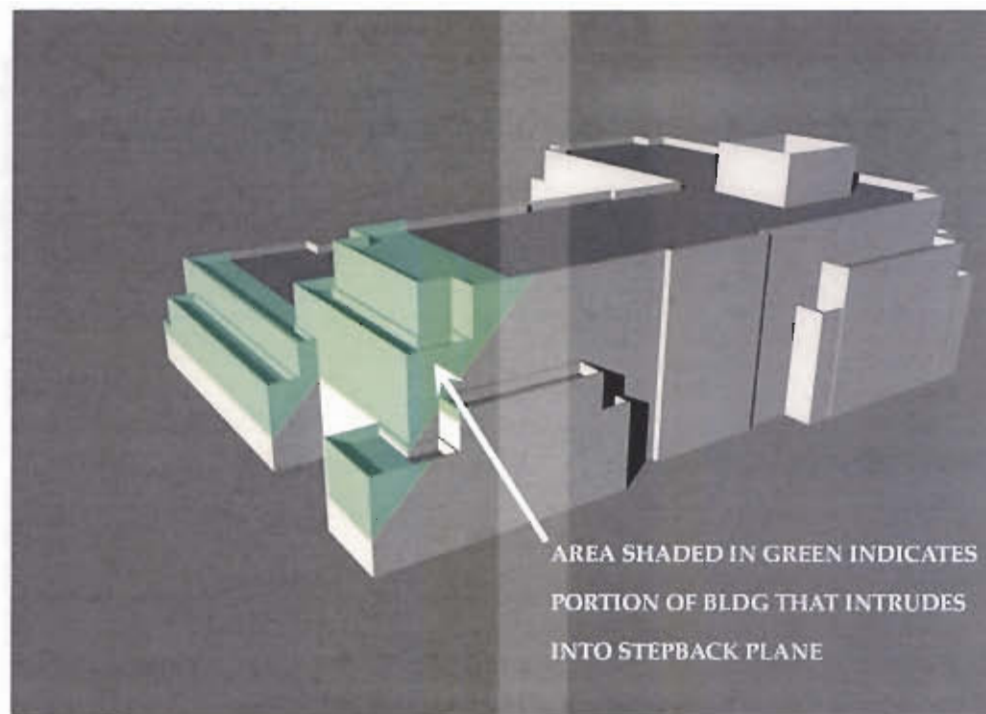
RESIDENCE ON MAIN AND MAIN ST MEWS

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK**



AREA SHADED IN GREEN INDICATES
PORTION OF BLDG THAT INTRUDES
INTO STEPBACK PLANE

VIEW FROM NORTHWEST



AREA SHADED IN GREEN INDICATES
PORTION OF BLDG THAT INTRUDES
INTO STEPBACK PLANE

VIEW FROM SOUTHWEST

DESIGN MODIFICATION E ILLUSTRATION

3 D MASSING MODEL SHOWING STEPBACK INTRUSION

PBD ADDENDUM ILLUSTRATION

THE RESIDENCE ON MAIN AND THE MAIN STREET MEWS, 1-ZN-2004

1st FLOOR
+0' AS.F.

2nd FLOOR
+17' AS.F.

3rd FLOOR
+21' AS.F.

4th FLOOR
+28' AS.F.

5th FLOOR
+36' AS.F.

NORTH/MAIN STREET ELEVATION
SCALE 1/8"=1'-0"

Architectural drawing of the East Elevation of the building. The drawing shows a four-story structure with a flat roof. The ground floor features a central entrance with a large arched doorway, flanked by windows. The second floor has a series of arched windows. The third and fourth floors have smaller, rectangular windows. The drawing is labeled "EAST ELEVATION" and "SCALE 1/8" = 1'-0".

ROOFING AND INSULATION SHALL BE AS SHOWN ON THE GENERAL NOTE

T. PARAPET
+10'-0" A.S.T.

THIRD FLOOR
+14'-0" A.S.T.

SECOND FLOOR
+12'-0" A.S.T.

FIRST FLOOR
+0'-0"

T. PARAPET
+10'-0" A.S.T.

THIRD FLOOR
+14'-0" A.S.T.

SECOND FLOOR
+12'-0" A.S.T.

FIRST FLOOR
+0'-0"

WEST ELEVATION

SCALE: 1/8"=1'-0"

DESIGN MODIFICATION
E ILLUSTRATION
PBD ADDENDUM
CONDOMINIUM BLDG
INCLINED STEPBACKS

RESIDENCE ON MAIN STREET

19th Street and Market

MODERNIZATION OF HIGHWAY CONSTRUCTION

ELV-1A